

McAdoo Industrial Park

Site 15



For Sale
10.04 acres
 Kline Road
 McAdoo, PA 18237

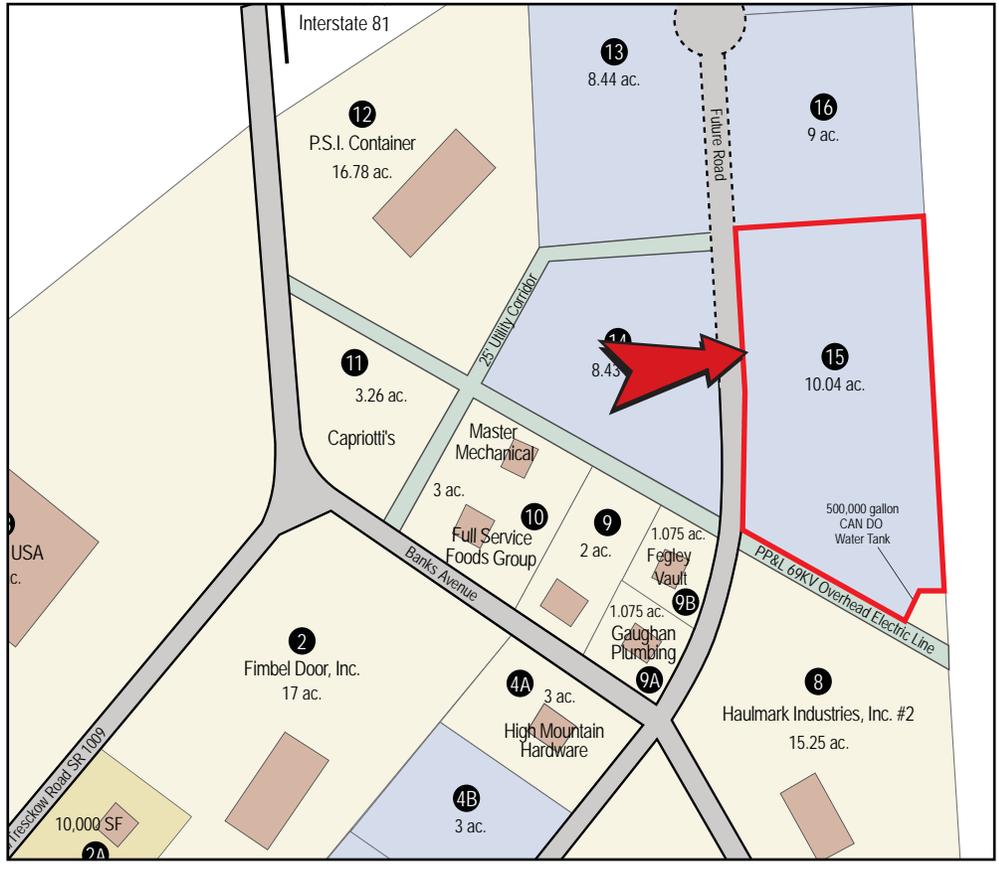


Industrial site suited for
 Manufacturing / Distribution / Warehouse



*State and Local Taxes
 abated through 2017!*

McAdoo Industrial Park



McAdoo Industrial Park is located right outside of Hazleton in Banks Township, Carbon County, just 3 miles from Exit 138 of Interstate 81 via SR 309. The industrial park has over 100 acres of fully developed sites available with infrastructure already in place. McAdoo Industrial Park is home to industries like Altadis USA, PSI Container, and Haulmark Industries.

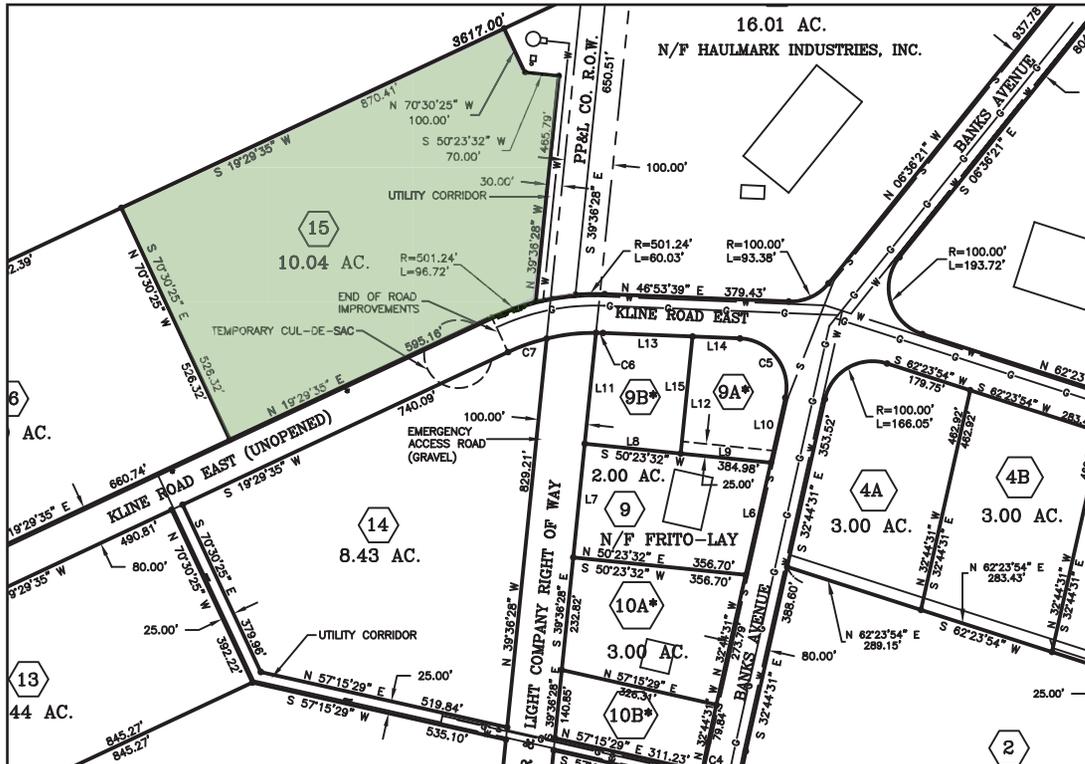


For more information, contact CAN DO
 One South Church Street, Suite 200
 Hazleton, PA 18201
 (570) 455-1508 | (570) 454-7787 fax
www.hazletoncando.com

SITE DETAILS

Current owner:	CAN DO, Inc.	
Previous use of the site:	Undeveloped	
Site acreage:	10.04 acres	
Address:	Kline Road McAdoo, PA 18237	
Property taxes:	Site is designated a Keystone Opportunity Zone (KOZ) with most state and local property taxes abated through December 31, 2017.	
Existing utilities:	All utilities are located at the property boundary	
	Electric:	PPL Utilities
	Propane:	UGI Utilities
	Water:	CAN DO, Inc.
	Sewer:	Kline Banks McAdoo Regional Authority Banks Township Municipal Authority
Current zoning:	Industrial	
Topography:	Site is gentle in topography.	
Neighboring Properties:	Haulmark Industries, High Mountain Hardware, Fegley Vault, Gaughan Plumbing	
Proximity to Interstate:	3 miles to Interstate 81, exit 138 through the Borough of McAdoo via State Route 309 10 miles to Interstate 80/81 Interchange	
Proximity to hub airport:	Wilkes-Barre / Scranton International Airport	40 miles
	Lehigh Valley International Airport	47 miles

SITE PLAN



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